

City of
SACRAMENTO

ENDORSED
SACRAMENTO COUNTY

DEC 12 2022

DONNA ALLRED, CLERK/RECORDER
BY  DEPUTY

NOTICE OF EXEMPTION

TO: X County Clerk
County of Sacramento

X Office of Planning and Research
1400 10th Street, Room 121
Sacramento, CA 95814

FROM: City of Sacramento
Community Development Department,
Planning Division
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

ACTIVITY/PROJECT TITLE: Valley Shopping Center (P22-008)

ACTIVITY/PROJECT LOCATION: 4601 and 4621 Mack Road (APN: 118-0062-026-0000)

CITY: Sacramento

COUNTY: Sacramento

DESCRIPTION OF ACTIVITY/PROJECT: The project consists of: a Tentative Parcel Map to subdivide one ±13.5-acre lot into three lots; a Conditional Use Permit to establish a carwash (auto service) in the General Commercial (C-2) zone; a Conditional Use Permit to establish a drive-through restaurant in the General Commercial (C-2) zone; and Site Plan and Design Review for the construction of the car wash and commercial building, facade enhancements to existing buildings, and associated site improvements on a ±13.5-acre site within the General Commercial (C-2) zone, with a deviation to trash enclosure development standards for a slatted rather than a solid gate design.

NAME OF PUBLIC AGENCY APPROVING ACTIVITY/PROJECT: City of Sacramento

NAME OF PERSON/AGENCY CARRYING OUT ACTIVITY/PROJECT: Valley Center Retail Associates, LLC; Contact: Michael Mossman; 4350 Von Karman Avenue, Suite 200, Newport Beach, CA 92660; Phone: (949) 705-0421; Email: mmossman@citivestinc.com

THE CITY OF SACRAMENTO FINDS THAT THE ACTIVITY/PROJECT IS EXEMPT.

Exempt Status: (Check One)

- Activity is not a project as defined in Section 15378 [Section 15060(c)(3)]
- Activity has no potential for causing a significant effect on the environment [Section 15061(b)(3)]
- Statutory Exemption [Section 21080(b)(8)]
- Ministerial Exemption [Section 15268]
- Categorical Exemption- Class(es) 1 and 3, Section Number(s) 15301 and 15303

REASONS WHY ACTIVITY/PROJECT IS EXEMPT: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Class 1, Section Number **15301**, Minor Alteration to Existing Facilities and Class 3, Section Number **15303**, New Construction or Conversion of Small Structures. The project proposes to improve an existing shopping center. Improvements include facade enhancements to existing buildings and the construction of a carwash building and commercial retail building within the existing parking lot area.

CONTACT PERSON: Scott Johnson, Senior Planner
sjohnson@cityofsacramento.org

TELEPHONE: (916) 808-5842

SIGNED: Scott Johnson

DATED: December 9, 2022

Sacramento County
Donna Allred, Clerk/Recorder
(916) 874-6334

Receipt#: 001338278
12/12/2022 10:42:11 AM
Order#: 20220219922 JLJ

Description	Amount
Clerk - CEQA Filing	\$50.00
Document 20220484	
Notice of Exemption	
EIR Processing Fee	\$50.00

Total Amount Due \$50.00

Payments:
Check# 1351 \$50.00

We Appreciate Your Business
Have a Nice Day!
Please keep for your reference



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **Save**

RECEIPT NUMBER:
 34 — 12/12/2022 — 401
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Sacramento Community Development Department Planning Division	LEAD AGENCY EMAIL	DATE 12/12/2022
COUNTY/STATE AGENCY OF FILING Sacramento	DOCUMENT NUMBER 2022-0484	

PROJECT TITLE
Valley Shopping Center (P22-008)

PROJECT APPLICANT NAME Valley Center Retail Associates, LLC Attn: Michael Mossman	PROJECT APPLICANT EMAIL mmossman@citivestinc.com	PHONE NUMBER (949) 705-0421
PROJECT APPLICANT ADDRESS 4350 Von Karman Avenue, Suite 200	CITY Newport Beach	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Sacramento County Clerk/Recorder-Jessica Jensen-Deputy Clerk
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